| Map | Block | Lot | CARD | | |
|---|---|---|---|---|---|
| 182.0 | 0002 | 0013.0 | 1 of 1 | Residential | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 691,900 / | 691,900 |
| USE VALUE: | 691,900 / | 691,900 |
| ASSESSED: | 691,900 / | 691,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 18 | | SAGAMORE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MESSURI PETER P & BARBARA A |
| Owner 2: | LIFE ESTATE |
| Owner 3: | |
| Street 1: | 18 SAGAMORE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MESSURI PETER P--BARBARA A - |
| Owner 2: | - |
| Street 1: | 18 SAGAMORE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,559 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1848 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6559.000 | 217,000 | | 474,900 | 691,900 |
| Total Card | 0.151 | 217,000 | | 474,900 | 691,900 |
| Total Parcel | 0.151 | 217,000 | | 474,900 | 691,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.40 | /Parcel: 374.4

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 123048

**GIS Ref**

**GIS Ref**

**Insp Date** 02/06/14

!14234!

## PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 217,000 | 0 | 6,559. | 474,900 | 691,900 | 691,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 179,600 | 0 | 6,559. | 474,900 | 654,500 | 654,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 179,600 | 0 | 6,559. | 400,300 | 579,900 | 579,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 179,600 | 0 | 6,559. | 366,400 | 546,000 | 546,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 179,600 | 0 | 6,559. | 312,100 | 491,700 | 491,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 167,600 | 0 | 6,559. | 271,400 | 439,000 | 439,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | AB | 167,600 | 0 | 6,559. | 251,000 | 418,600 | 418,600 | | 3/11/2014 |
| 2014 | 101 | FV | 180,100 | 1100 | 6,559. | 251,000 | 432,200 | 432,200 | Year End Roll | 12/16/2013 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 04:06:08 |

**LAST REV**

| Date | Time |
|---|---|
| 02/25/20 | 10:14:31 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14234

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MESSURI PETER P | 70157-73 | | 10/30/2017 | Convenience | 1 | No | No | | |
| | 8862-592 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 123048 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/6/2014 | Meas/Inspect | PC | PHIL C |
| 10/15/2008 | Meas/Inspect | 197 | PATRIOT |
| 11/13/2000 | Hearing Chag | 189 | PATRIOT |
| 12/30/1999 | Meas/Inspect | 163 | PATRIOT |
| 12/1/1981 | | WG | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6559 | | Sq. Ft. | Site | | 0 | 70. | 1.03 | 7 | | | View | 10 | | | | | 474,912 | | | | | | 474,900 | |

Total AC/HA: 0.15057 | Total SF/SM: 6559 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 474,912 | Spl Credit | Total: 474,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Fair |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FA - Fair-Avg | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.21818185 |
| Const Adj.: | 0.98505002 |
| Adj $ / SQ: | 125.997 |
| Other Features: | 62600 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 336975 |
| Depreciation: | 119963 |
| Depreciated Total: | 217012 |

## COMMENTS

crawl space in bsmt. OF=2 SINKS IN BMT..

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units: 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | | BRs: 3 | | | | Baths: 1 | | HB 1 | | |

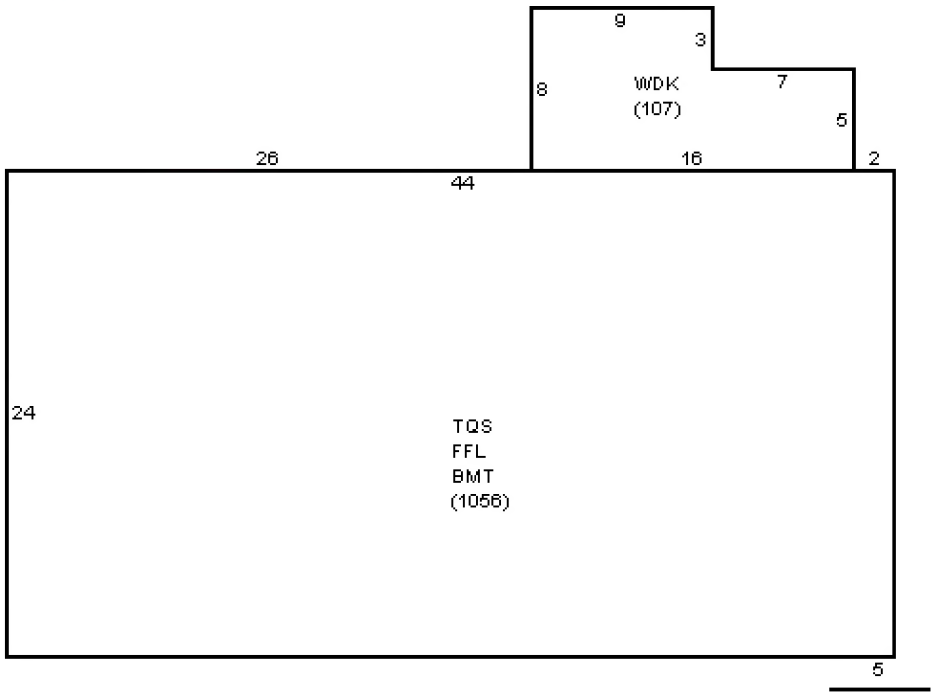
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 126.00 |
| Special Features: | 0 | Val/Su Net: | 72.07 |
| Final Total: | 217000 | Val/Su SzAd | 117.42 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,056 | 37.800 | 39,916 |
| FFL | First Floor | 1,056 | 126.000 | 133,053 |
| TQS | 3/4 Story | 792 | 126.000 | 99,790 |
| WDK | Deck | 107 | 15.120 | 1,617 |
| | Net Sketched Area: | 3,011 | Total: | 274,376 |
| Size Ad | 1848 | Gross Are | 3275 | FinArea 1848 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

182.0-0002-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X8 | A | AV | 1996 | 0.00 | T | 18.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc